

1154 CHANNEL DRIVE BOARD OF SUPERVISORS JULY 19, 2016 HEARING

Presented by:
Susan F. Petrovich

 Brownstein Hyatt
Farber Schreck

MONTECITO COMMUNITY PLAN

GOAL LU-M-1: Promote Area-Wide And Neighborhood Compatibility; **Protect Residential Privacy, Public Views,** And To The Maximum Extent Feasible, **Private Views Of The Mountains And Ocean.**

1159 Hill Road / from Sturgess deck



Existing Residence

1159 Hill Road / from Sturgess deck



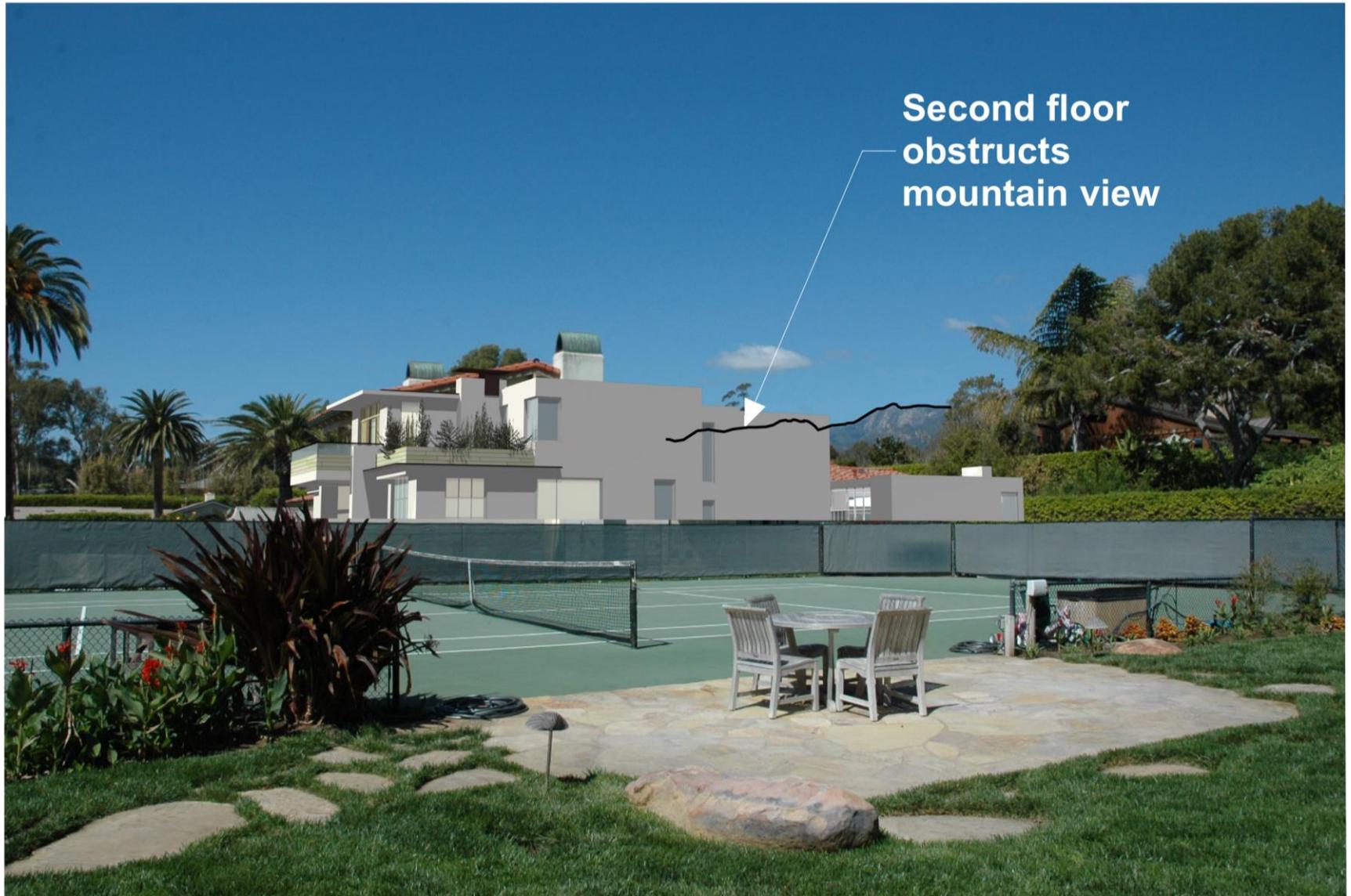
Proposed two-story residence

1159 Hill Road / from Sturgess deck



Proposed two-story residence with proposed oak trees

1154 Channel Drive



Second floor
obstructs
mountain view

Proposed two-story residence

MONTECITO COMMUNITY PLAN

GOAL LU-M-2: Preserve Roads As Important Aesthetic Elements That Help To Define The Semi-Rural Character Of The Community. Strive To Ensure That All Development Along Roads Is Designed In A Manner That Does Not Impinge Upon The Character Of The Roadway.

MONTECITO COMMUNITY PLAN

Policy LU-M-2.1: New structures shall be designed, sited, graded and landscaped in a manner which minimizes their visibility from public roads.**

** **Shall** in a general plan is legally mandatory – it is not flexible and can't be waived.

MONTECITO COMMUNITY PLAN

POLICY VIS-M-1: Development shall be subordinate to the natural open space Characteristics of the mountains.

POLICY VIS-M-1.3: Development of property should minimize impacts to open space Views as seen from public roads and viewpoints.

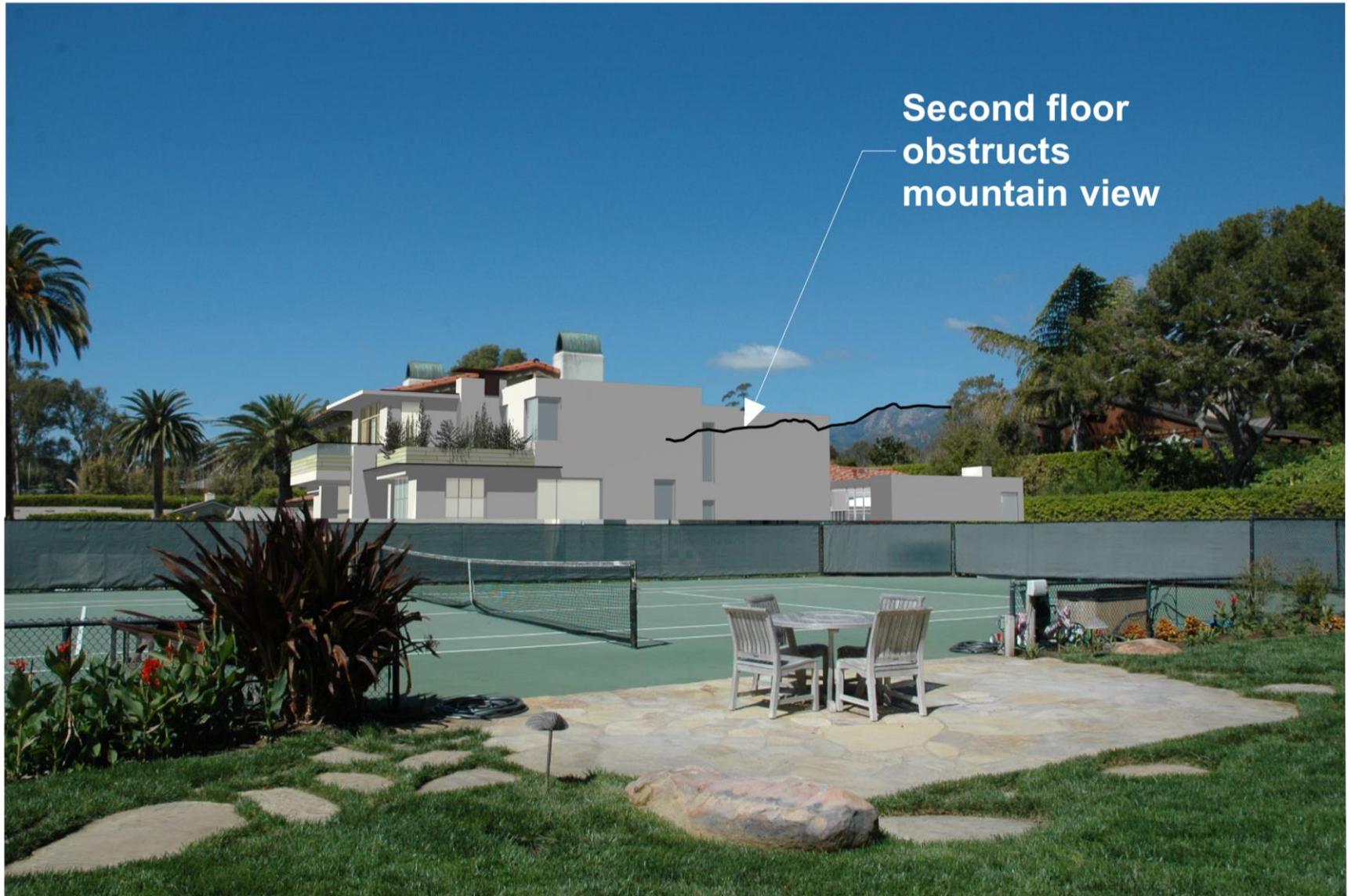
Brown Photograph with Existing



Brown Photograph with Project



1154 Channel Drive



Second floor
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Proposed two-story residence

MONTECITO COMMUNITY PLAN

POLICY LU-M-2.2: Lighting of structures, roads and properties shall be minimized.

1154 Channel Drive



LANTERN EFFECT: Lamps and sconces

Mindy Wolfe, Attorney

**1154 CHANNEL DRIVE
COUNTY BOARD OF SUPERVISORS
JULY 19, 2016 HEARING**

Original House Built: 1975



666 Square Foot Second Story Added: 1994



Montecito Guidelines Implemented: 1995

MONTECITO Architectural Guidelines and Development Standards



COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT

May 16, 1995

Proposed House: Blocks Mountain View

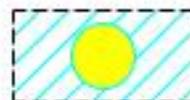


Neighbors Supporting Denial

1. Michael Hair (1169 Hill Road, 1162 Channel Drive & 1174 Channel Drive)
2. Tom Sturgess (1159 Hill Road)
3. Eric Stille (1155 Hill Road)
4. Jeff & Debbie Resnick (1147 Hill Road)
5. Hayim and Julie Abulafia (1132 Channel Drive)
6. John Sanford (1115 Hill Road)
7. Jeffery Newman (90 Butterfly Lane)
8. Ned Quackenbush (1120 Hill Road)
9. Taryn Martin (1126 Hill Road)
10. Bill McIntosh (1150 Hill Road)
11. David and Patti Cornwall (1126 Hill Road)

7

Neighbors in opposition to this project



Neighbor in opposition

Community Supporting Denial

53 Petition Signatures

Preserve Historic Channel Drive

The proposed design for 1154 Channel Drive should be denied!!

IT'S NOT COMPATIBLE WITH THE NEIGHBORHOOD

TOO LARGE, TOO TALL, TOO MUCH GLASS

TOO MUCH SECOND FLOOR AREA

TOO MUCH DEVELOPMENT ON SITE

IT BLOCKS MOUNTAIN VIEWS

We ask the owners of 1154 Channel Drive to redesign a new smaller house and reduce or eliminate the second story and the County to deny the current proposal.

NAME	ADDRESS	SIGNATURE
1. KATHLEEN STOCKTON	489 scenic Dr. SB.	K Stockton
2. LIANA M. BUZERAK ^{walking dog}	252 La Vista Grande SB	L M Buzarak
3. CHRISTIAN ZAPATA	WASHINGTON, DC	Christian Zapata
4. STUART GILLARD	1199 Summit Rd 93108	Stuart Gillard
5. VAN Newell	27 W ANACAPULCO, SANTA BARBARA, 93101	Van Newell
6. Gary Smith	2135 N. Sarno H Dr - Tucson AZ 85715	Gary Smith
7. John Petrole	4729 E. Sunrise Dr Tucson AZ 85715	John Petrole
8. Carmen Diaz	1345 Demelson Rd #B 93108	Carmen Diaz

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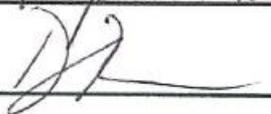
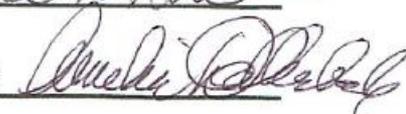
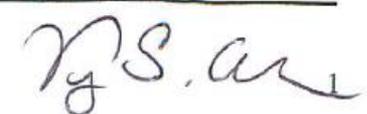
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NAME	ADDRESS	SIGNATURE
9. Keith & Margaret Russell	910 Canon Drive - Pasadena, CA.	Margaret Russell
10. DON BELL	1288 SPRING RD 93108	
11. ROBIN KNAUSS	400 GLEN ANNIE, GOLETA 93117	
12. DAVID LOFFKE	PO 156 SUMMERLAND 93067	
13. Karen & Robert Woolley	355 Ortega Ridge 93108	K. Woolley
14. MARIE LARKIN	P.O. Box 5704, SB 93150	M. Larkin
15. AMELIA FALKENBAERT	193 East Mountain SB 93108	
16. Verity Allen	15 N. Volun tario SB 93103	

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NAME	ADDRESS	SIGNATURE
17. Pat Brodie	P.O. Box 90345 SB. 93150	Pat Brodie
18. Keona Stephens	1889 Eucalyptus Hill Rd.	Keona Stephens
19. Dirk Hanger	1889 Eucalyptus Hill Rd. SB 93108	Dirk Hanger
20. Lynda Miller	163 Hot Springs Rd 93108	Lynda Miller
21. Carrie Oleser	3419 Decatur St. Denver 80211	Carrie Oleser
22. PAOLO CARDINALI	6285 PARNAMENT DR.	Paolo
23. Holden Dannelly	1827 Bath St. SB, CA 93101	Holden
24. Wanda Presthus	1110, Kolbotn, NORWAY	Wanda Presthus

† Frequent
visitors

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25. DAVID E. CORNWALL	1126 Hill Road	[Signature]
26. PATRICIA CORNWALL	1126 Hill Road	Patricia Cornwall
27. A. COOPER		carpenteria
28. ELAINE KEATING	49 SEAVIEW DR.	Elaine Keating
29. SIDNEY KOTZ	49 SEAVIEW DR.	[Signature]
30. JEN HATTON	1641 E Valky Rd	J. Hatton
31. Peggy Shoemaker	1028 Claremont Rd	[Signature]
32. Collette Mason	634 Sierra St	[Signature]

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
33. Michelle Isom	1905 San Leandro Lane	M Isom
34. Doreen Sales	494 Santa Rosa Lane	Doreen Sales
35. Lance Cornwell	1905 San Leandro Lane	Lance Cornwell
36. Charlie Corson	170 Middle Road	Charlie Corson
37. Eric Stille	1155 Hill Rd	Eric Stille
38. Kate Stepi	1155 Hill Rd	Kate Stepi
39. Barbara J. Jenson	1152 Hill Rd	Barbara Jenson

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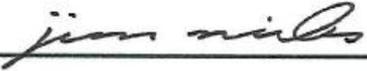
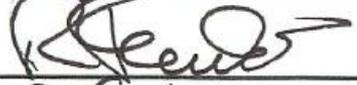
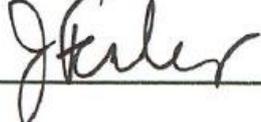
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NAME	ADDRESS	SIGNATURE
40. Ravi Prakash	NJ Way *Frequent visitors	
41. Jim Miles	1071 Casitas Pass Rd. Carpinteria, CA 93013	
42. Jacky Winton		
43. Calyssa Davidson	Montecito	
44. Job Gout	1311 Herwood Rd West	
45. Jay Kuder	1400 Schul Hse Rd	
46. Jan Fender	1400 Schul Hse Rd	

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47. <i>Laune Carson</i>	<i>170 Middle Rd Monticello 93108</i>	<i>[Signature]</i>
48. <i>Pippa Davis</i>	<i>Lexicon</i>	<i>[Signature]</i>
49. <i>Roxanne Milazzo</i>	<i>Butterfly Beach user</i>	<i>[Signature]</i>
50. <i>Doug Coale</i>	<i>Virginian Rd</i>	<i>[Signature]</i>
51. <i>JOHN ASPRA</i>	<i>PO BOX 5841, SB 93150</i>	<i>[Signature]</i>
52. <i>Kris Rimmer</i>	<i>Londo on Coast Village ^{freight wreck} _{Channel Drive}</i>	<i>[Signature]</i>
53. <i>Match Morehart</i>	<i>CC member - Butterfly beach - Waller</i>	<i>[Signature]</i>

1159 Hill Road / from Sturgess deck



Existing Residence

1159 Hill Road / from Sturgess deck



Proposed two-story residence

1159 Hill Road / from Sturgess deck



Proposed two-story residence with proposed oak trees

Channel Drive Neighborhood



★ 2- Story house

ONLY 5 out of the 15 properties have two-story homes.

Reasons To Deny This Appeal

- Fails to meet 1st goal of the Montecito Community Plan
- Does not protect residential privacy
- Does not protect Public Mountain Views
- Does not protect private views of the ocean and mountains to the maximum extent feasible as mandated under the Montecito Community Plan
- Lacks Neighbor and Community Support

SOPHIE CALVIN

Agent for Mr. and Mrs. Michael Hair

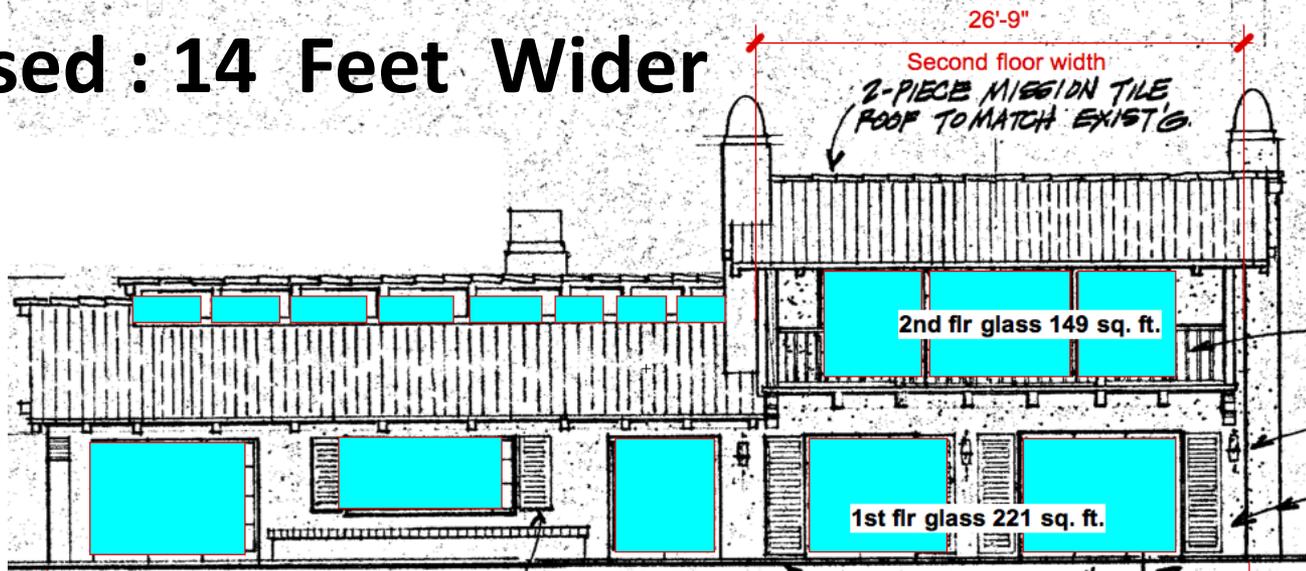
- Residential Designer for 22 years
- CAD Specialist
- Montecito Native and Resident

1154 Channel Drive

Exceeds FAR's and Current Development Square Footage

	<u>Existing</u>	<u>Proposed</u>
Basement	0 sq. ft.	881 sq. ft.
First Floor	3,136 sq. ft.	1,935 sq. ft.
Second Floor	666 sq. ft.	1,252 sq. ft.
Attached Garage	576 sq. ft.	0 sq. ft.
Detached Garage	0 sq. ft.	680 sq. ft.
Detached Cabana	0 sq. ft.	570 sq. ft.
Roof Decks	0 sq. ft.	941 sq. ft.
TOTAL Development	4,378 sq. ft.	5,318 sq. ft.
	LARGER BY 940 sq. ft.	

Proposed : 14 Feet Wider



Total south facing glass = 370 sq. ft.

82% Increase in first floor glass area, to existing house
23% Increase in second floor glass area, to existing house



Total south facing glass = 586 sq. ft.

BILL SPIEWAK

CONSULTING ARBORIST

PROPOSED TREES

Metrosideros excelsa
(New Zealand Christmas Tree)
Grows to 60 feet tall by about 12 to 15 feet wide
(2) trees in front yard
Computer model, drawn at 25' in height



Arbutus unedo
(Strawberry tree)
Grows to 20 feet tall
(9) trees along East & West property lines
Computer model, drawn at 25' in height

Lyonothamnus floribundus
(Catalina Ironwood)
Grows up to 45 feet tall
(3) trees along East property line
Computer model, drawn at 40' in height



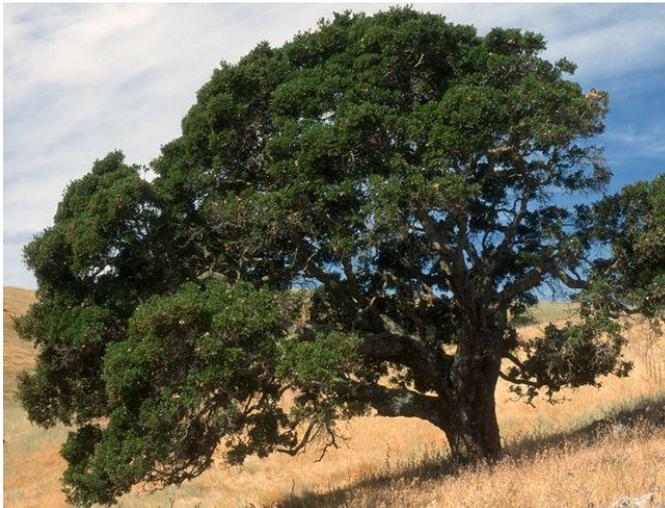
PROPOSED TREES

Platanus racemosa
(California sycamore)

Grows to 100 feet tall

(3) trees in rear yard

Computer model, drawn at 80' in height



Quercus agrifolia
(California live oak)

Grows to 75 feet tall

(3) trees in rear yard

Computer model, drawn at 50' in height

PROPOSED HEDGE



Heteromeles arbutifolia
(Toyon)

Grows to 6-15 feet tall

Property line hedge

Computer model, drawn at 12' in height

Umbellularia californica
(California Bay Laurel)

Grows to 70 feet tall

Property line hedge

Computer model, drawn at 20' in height



Prunus caroliniana
(Carolina Cherry)

Grows 30 feet tall

Property line hedge

Computer model, drawn at 25' in height

MICHAEL HAIR SR.

NEIGHBOR TO THE EAST

Original House Built: 1975



666 Square Foot Second Story Added: 1994



Proposed House: Blocks Mountain View

